

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 23, 2019
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Susan Peerson called the meeting to order at 9:01 a.m. Chairperson Susan Peerson adjourned the meeting at 10:43 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Susan Peerson – present
Vice-Chairperson William Hofman – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present / left at 9:50 a.m.
Commissioner Vicki Granowitz – present
Commissioner Dennis Otsuji – absent
Commissioner Boomhower – absent

Staff

Corrine Neuffer, City Attorney – present
Laura Black, Planning Department – present / arrived at 9:38 a.m.
Tait Galloway, Planning Department – present / left at 9:38 a.m.
PJ FitzGerald, Development Services Department – present
Louis Schultz, Development Services Department – present
Carmina Trajano, Recorder – present

ANNOUNCEMENTS/PUBLIC COMMENT

None.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

ITEM NO. 1 - LUMINA TM - PROJECT NO. 555609 - **WITHDRAWN**

CONSENT AGENDA

ITEM-1: **LUMINA TM - PROJECT NO. 555609**

City Council District: 8 Plan Area: Otay Mesa

Staff: Paul Godwin

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

THIS ITEM WAS WITHDRAWN.

ITEM-2: **SEABREEZE SENIOR LIVING - PROJECT NO. 600824**

City Council District: 1 Plan Area: Carmel Valley

Staff: Morris E. Dye

Speaker slips in favor of the project submitted by Ryan Long, Jon Becker, Karen Ruggels, Brittany Ruggels Wallace and Chad Harris.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATIONS TO RECOMMEND THE CITY COUNCIL ADOPT ADDENDUM NO. 600824 TO ENVIRONMENTAL IMPACT REPORT DEP NO. 35-0385/SCH NO. 96021001/MITIGATED NEGATIVE DECLARATION (MND) LDR NO. 96-7919; APPROVE GENERAL PLAN/COMMUNITY PLAN AMENDMENT NO. 2123271; APPROVE CONDITIONAL USE PERMIT NO. 2123276; APPROVE SITE DEVELOPMENT PERMIT NO. 2123277; APPROVE PLANNED DEVELOPMENT PERMIT NO. 2256375; APPROVE EASEMENT VACATION NO. 2123272. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-0-2 with Commissioners Peerson, Hofman, Austin, Granowitz and Whalen voting yea and with Commissioner Otsuji and Boomhower absent.

ITEM-3: 32ND AND C STREET- PROJECT NO. 595288

City Council District: 3

Plan Area: Golden Hill

Staff: Morris E. Dye

No speaker slips in favor of the project were submitted.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER WHALEN APPROVING STAFF'S RECOMMENDATIONS TO ADOPT MITIGATED NEGATIVE DECLARATION (MND) NO. 595288 AND ADOPT MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP); AND APPROVE VESTING TENTATIVE MAP NO. 2111897; AND APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2179898. Seconded by Commissioner Austin. The motion passed by a vote of 5-0-2 with Commissioners Peerson, Hofman, Austin, Granowitz and Whalen voting yea and with Commissioners Otsuji and Boomhower absent.

APPROVAL OF THE AGENDA

ITEM NO. 2 - SEABREEZE SENIOR LIVING - PROJECT NO. 600824 WAS PULLED FROM THE CONSENT AGENDA FOR DISCUSSION.

DIRECTOR'S REPORT

PJ FitzGerald reported that May is International Building Safety Month and as a result of that, they are trying to raise awareness of what it takes to create safe and sustainable structures so they will celebrate all that this month. DSD will be hosting daily information session in the City Administration Building from 8 a.m. – 3 p.m. next week, Tuesday, May 28 thru Friday, May 31st. There is also a special proclamation on May 29th from 9 a.m. - 10 a.m. where you can join Councilmember Georgette Gomez in the lobby of the City Administration Building. She mentioned that this year's slogan is "No Code. No Confidence.". Lastly, in terms of time keeping, the Environment Committee is scheduled at 1 pm today and the Planning Commission will need to exit the Chambers around noon; any items that are not wrapped up by then will be continued to the next available meeting.

Tait Galloway announced that the Planning Department will be holding a Community Workshop for the Mission Boulevard Public Spaces and Active Transportation Study on Thursday, May 30th from 6 p.m. – 8 p.m. at the Crown Point Elementary School Auditorium. The purpose is to look at bicycle pedestrian active transportation improvements as well public spaces along Mission Boulevard in Pacific Beach between Pacific Beach Drive and Island Street. He said everyone is welcome to participate and to join them.

COMMISSION COMMENT

Commissioner Peerson announced that an Academic Excellence Award was given to her and three research students, Vincent Page II, Dmitriy Goncharuk and Joyce Lee at the 2019 APA Awards. Our Local Chapter awarded their research and community outreach for Alleys in Action. She stated that as the Commission may recall, she noted that many of our communities have alleys and it hasn't been studied. Other cities have studied alleys and they are potential to be reused for green infrastructure for social gathering for safe mobility. She thanked Commissioner Granowitz for putting her in touch with Scott Kessler, who is the Executive Director of the Adams Avenue Business Association and he, in turn, they partnered with Erin Pennell, who is the Director and Teaching Artist at ArtFORM. She is really pleased that this work is underway and hope to come back to City offices to talk more about on how San Diego can have an ordinance similar to other cities and how we can repurpose alleys. In closing, she said she is proud of her students.

DISCUSSION ITEMSITEM-4: ***Expedite*****WITT MISSION VALLEY - PROJECT NO. 562675**

City Council District: 7

Plan Area: Mission Valley

Staff: William Zounes

Speaker slips in favor of the project submitted by Justin Schlaefli, Norman Kasubuchi, Jeff Chine, Sam Soofi, Josh Vasbinder, Kevin Buchta, Irwin Yau, Brice Ciabatti, Karen Ruggels and Brittany Ruggels Wallace.

Speaker slips in opposition to the project submitted by Doug Hicks.

COMMISSION ACTION:

MOTION BY COMMISSIONER HOFMAN CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 562674/SCH NO. 2017111027 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 1984579; AND APPROVE SITE DEVELOPMENT PERMIT NO. 1984580. Seconded by Commissioner Whalen. The motion passed by a vote of 5-0-2 with Commissioners Peerson, Hofman, Austin, Granowitz and Whalen voting yea and with Commissioners Otsuji and Boomhower absent.

ITEM-5: **VERIZON SOUTH DOYLE - PROJECT NO. 447574**

City Council District: 1

Plan Area: University

Staff: Karen Lynch

Speaker slips in favor of the project submitted by Shelly Kilbourn and Michael Farraher.

Speaker slips in opposition to the project submitted by Henry L. Kerlick.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHALEN TO APPROVE CONDITIONAL USE PERMIT (CUP) NO. 1565307 AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2264791. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-0-2 with Commissioners Peerson, Hofman, Austin, Granowitz and Whalen voting yea and with Commissioners Otsuji and Boomhower absent.

Break time: 10:16 a.m. – 10:24 a.m.